

STATE OF COLORADO	}
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COUNTY OF ELBERT	}

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Ag Building on the Fairgrounds in Kiowa on Wednesday, the 10<sup>th</sup> day of February, 2021, there were present:

Christopher Richardson
Grant Thayer

Rick Pettit

Dallas Schroeder

Chair

Vice Chair

Commissioner

Clerk to the Board

When the following proceedings, among others were had and done, to wit:

APPROVE	
RESOLUTION 21/O	

<u>DG-20-0073 SPRING VALLEY RANCH DGA AMENDMENT #3.</u> A REQUEST TO CONSIDER AN AMENDMENT TO THE SPRING VALLEY RANCH DEVELOPMENT GUIDE.

**WHEREAS,** the applicant, Jim Marshall, has submitted an application (Case No. DG-20-0073) requesting approval of an amendment to the Spring Valley Ranch Development Guide; and

**WHEREAS**, the proposed project is located in part of Section 32, Township 6 South, Range 64 West of the 6<sup>th</sup> Principal Meridian in Elbert County; and

**WHEREAS**, the Community and Development Services Department and the Planning Commission made the following Findings related to the applications:

- 1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and
- 2. The proposal meets the criteria for approval in the Elbert County Zoning Regulations; and
- 3. The Elbert County Subdivision Regulations are not applicable to this application; and
- 4. The proposed land use is compatible with existing and allowable land uses in the surrounding area; and
- 5. The proposed land use will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

WHEREAS, on January 19 and 20, 2021, the Planning Commission held a public hearing on this application. At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 5-0 the Planning Commission voted to forwarded their recommendation for approval to the Board of County Commissioners for their consideration subject to the conditions listed by staff in the staff report and a condition that the applicant work with County staff to explore snow

fence mitigation measures and implement where appropriate; and

**WHEREAS**, on February 10, 2021, the Board of County Commissioners held a public hearing on the proposed application. At the hearing there were presentations by Staff and the applicant, and public comment was solicited; and

**WHEREAS**, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

**BE IT THEREFORE RESOLVED**, the Board of County Commissioners does hereby approve **DG-20-0073 SPRING VALLEY RANCH DGA AMENDMENT #3** with conditions of approval to include:

- 1. The applicant will be required to remove the Public Hearing sign within seven (7) days of a decision by the Board of County Commissioners, and
- 2. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
- 3. The applicant shall work with County Staff to explore snow fence mitigation measures and implement where appropriate; and
- 4. The applicant will make earnest and good faith efforts to continue working with the residents of Meadow Station, County Staff, and Applicant experts towards a final engineering design signed and accepted by Elbert County Public Works and/or the Elbert County Engineer.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:

CHRISTOPHER RICHARDSON - AYE

GRANT THANER - AYE

RICK PETTIT - AYE

ATTEST: DALLAS SCHROEDER COUNTY CLERK

Clerk to the Board